HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: August 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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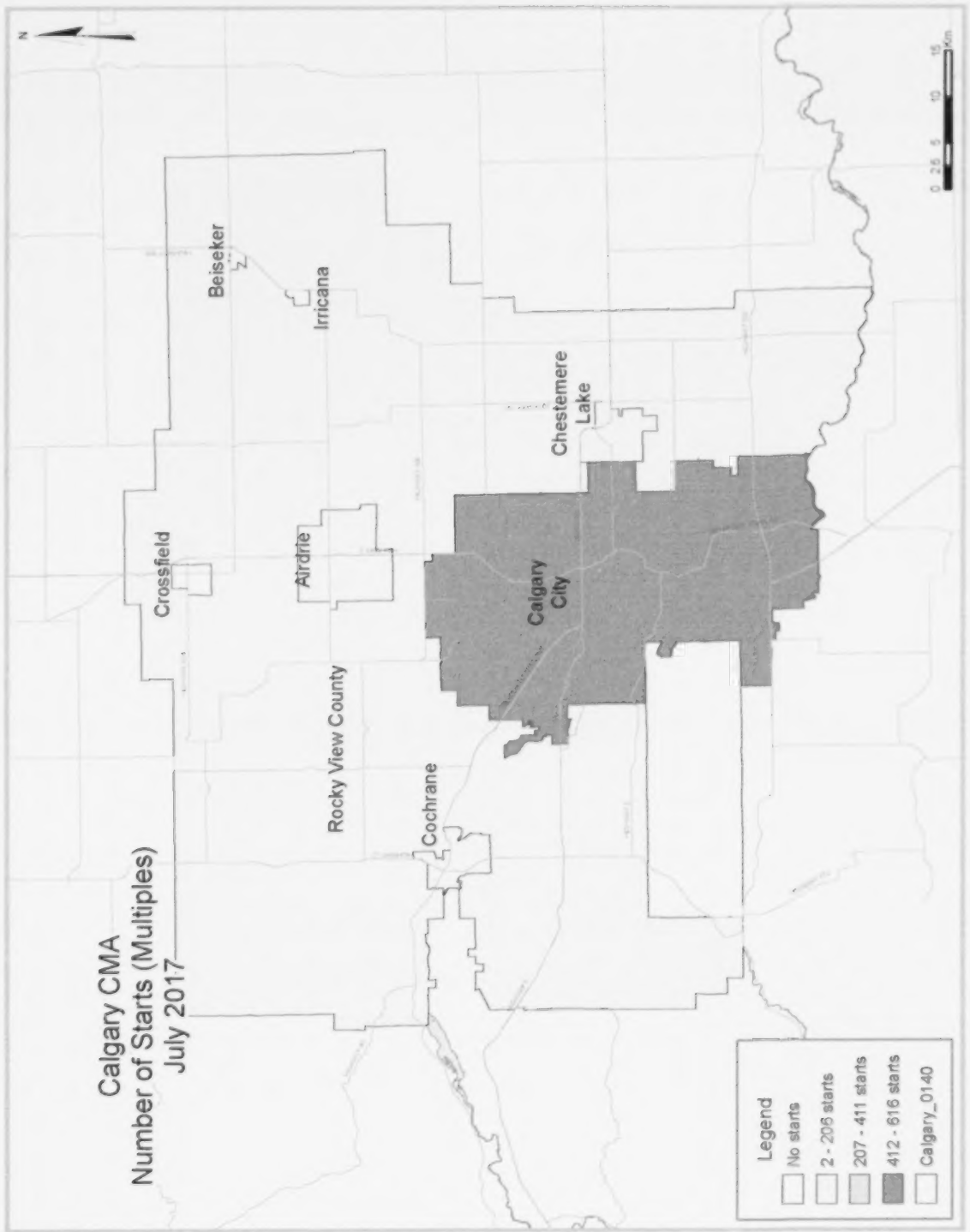
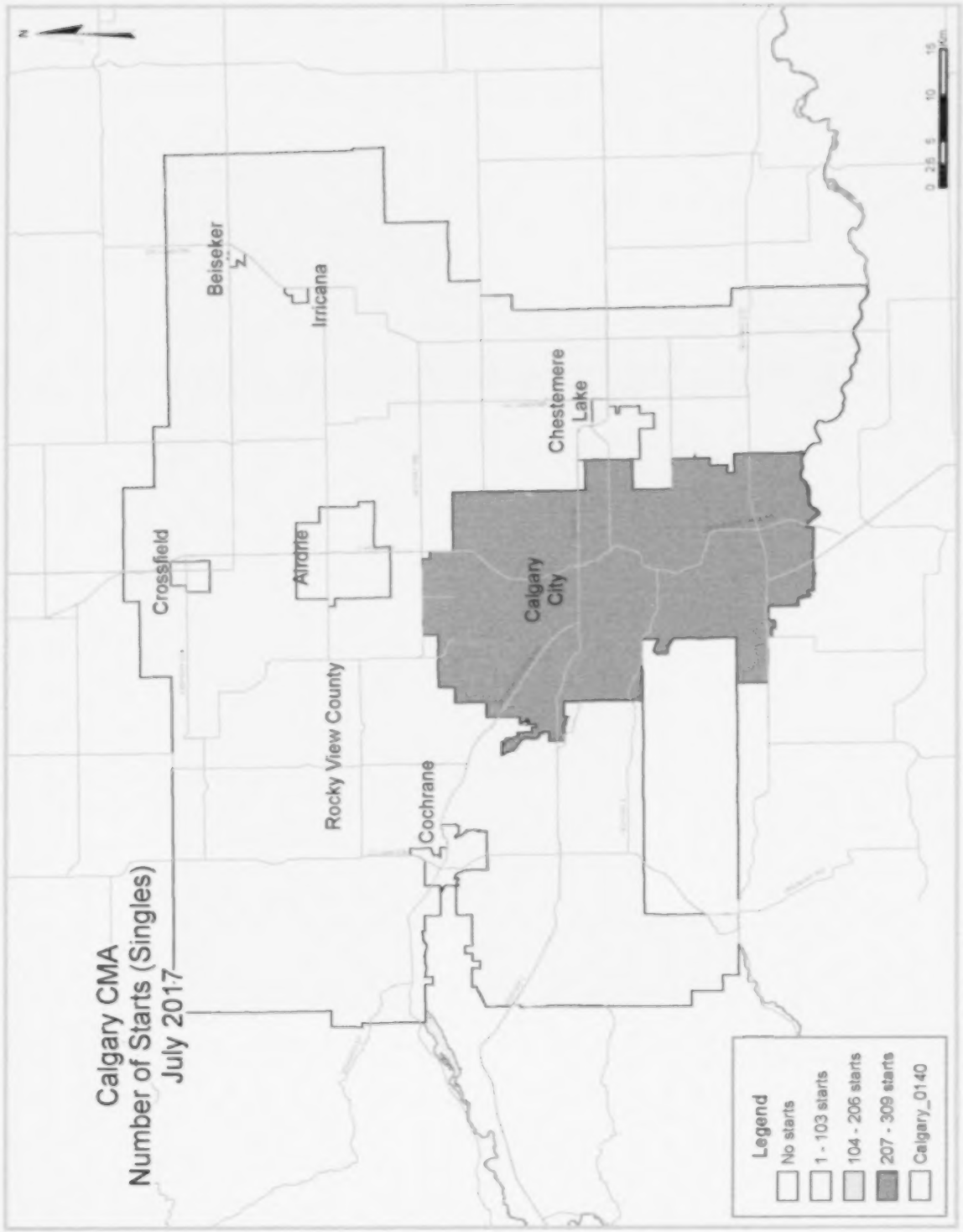
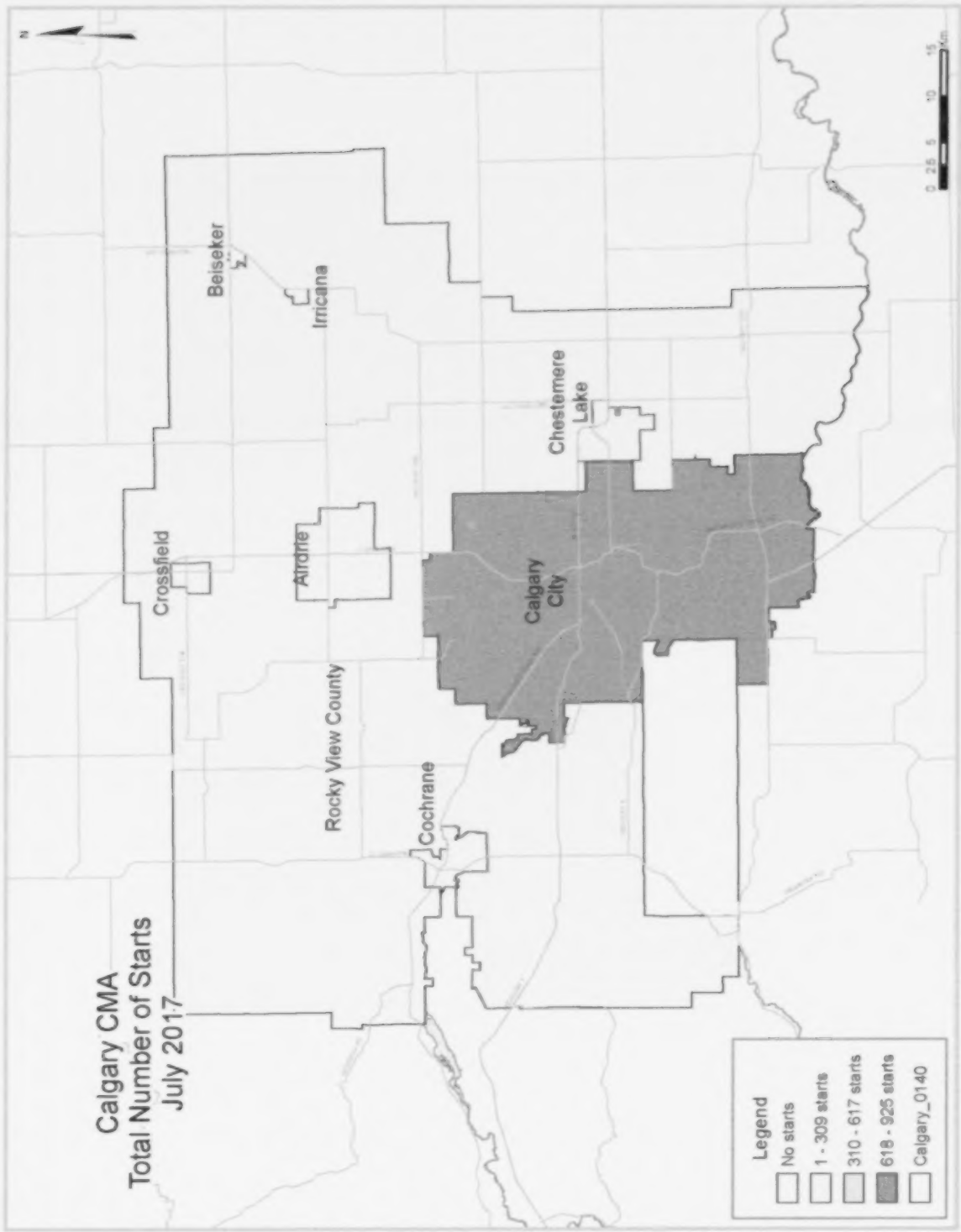
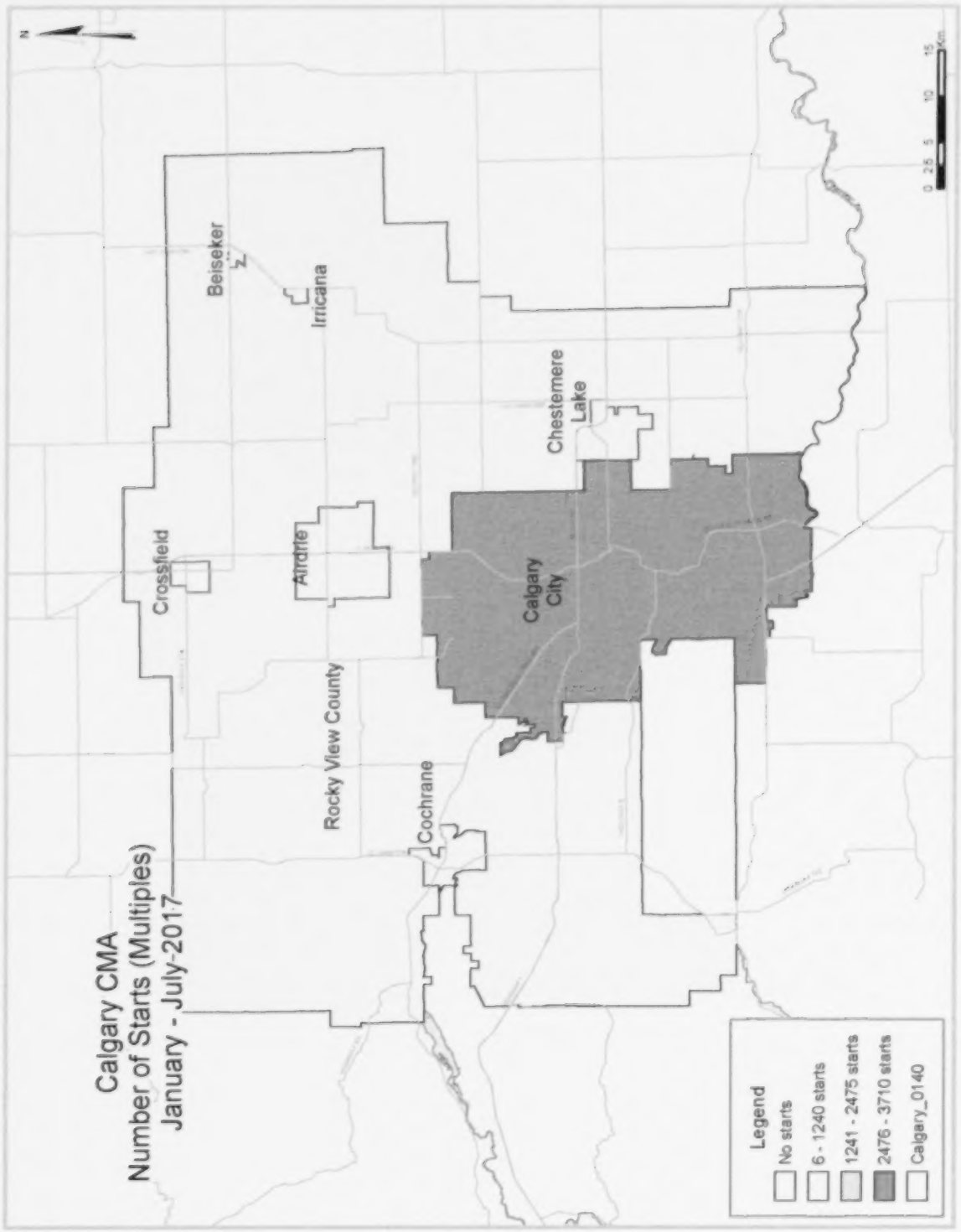
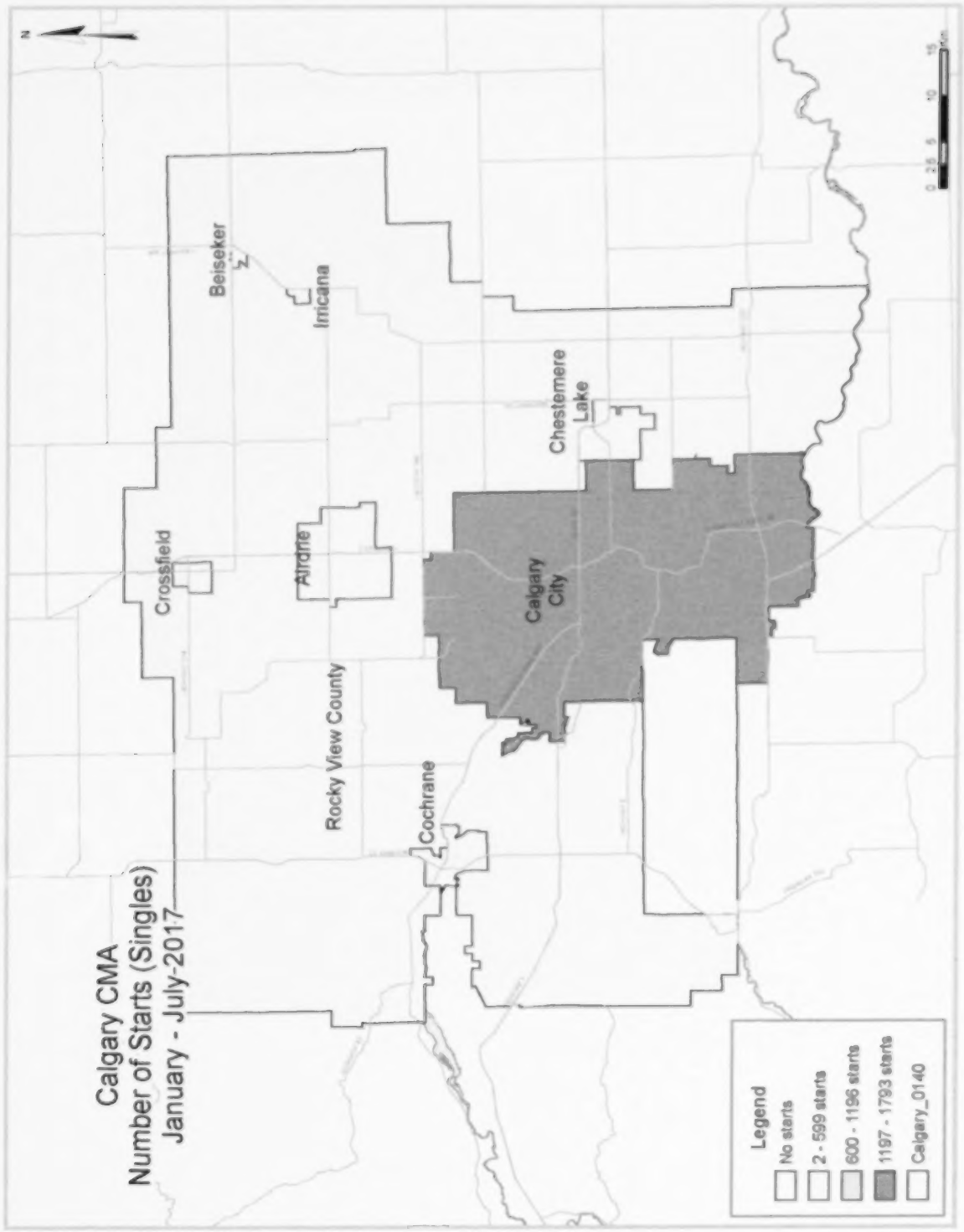
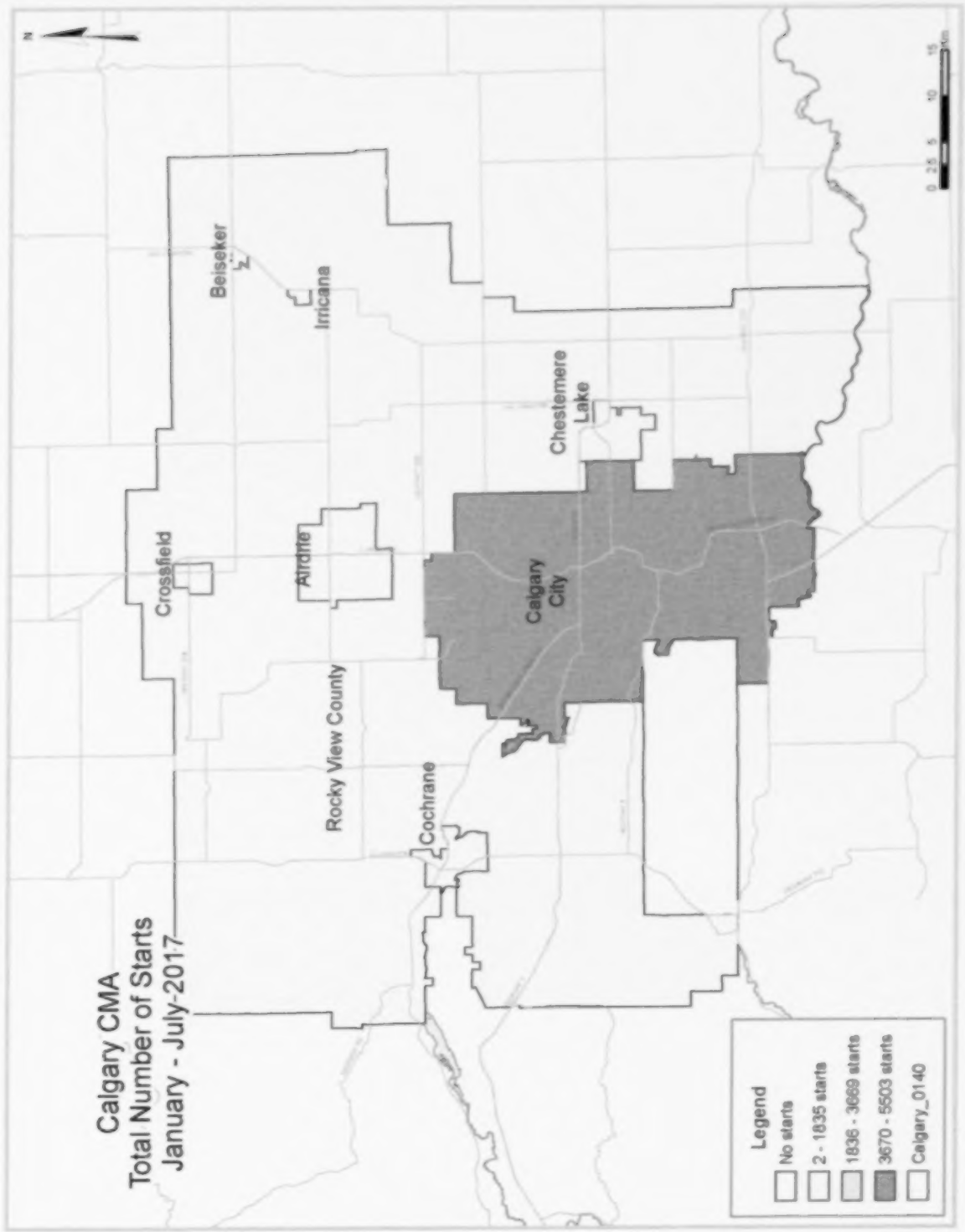

Calgary CMA
Number of Starts (Multiples)
July 2017
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 206 starts
207 - 411 starts
412 - 616 starts
Calgary_0140


Calgary CMA
Number of Starts (Singles)
July 2017
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 103 starts
104 - 206 starts
207 - 309 starts
Calgary_0140
0 2.5 5 10 15 Km


Calgary CMA
Total Number of Starts
July 2017
Beiseker
Irricana
Chestermere
Lake
Crossfield
Airdrie
Calgary
City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
1 - 309 starts
310 - 617 starts
618 - 925 starts
Calgary_0140


Calgary CMA
Number of Starts (Multiples)
January - July-2017
Beiseker
Irricana
Crossfield
Airdrie
Chestermere
Lake
Calgary
City
Rocky View County
Cochrane
Legend
No starts
6 - 1240 starts
1241 - 2475 starts
2476 - 3710 starts
Calgary_0140
0 2.5 5 10 15
Km


Calgary CMA
Number of Starts (Singles)
January - July-2017
Beiseker
Irricana
Crossfield
Airdrie
Chestermere
Lake
Calgary
City
Rocky View County
Cochrane
Legend
No starts
2 - 599 starts
600 - 1196 starts
1197 - 1793 starts
Calgary_0140


Calgary CMA
Total Number of Starts
January - July-2017
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 1835 starts
1836 - 3669 starts
3670 - 5503 starts
Calgary_0140

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
****	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2017		
Calgary CMA[1]	June 2017	July 2017
Trend[2]	11,284	12,528
SAAR	16,243	13,363
	July 2016	July 2017
Actual		
July - Single-Detached	327	430
July - Multiples	764	716
July - Total	1,091	1,146
January to July - Single-Detached	1,793	2,446
January to July - Multiples	3,158	4,225
January to July - Total	4,951	6,671

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	430	164	85	0	38	315	14	100	1,146
July 2016	327	80	10	0	41	633	0	0	1,091
% Change	31.5	105.0	**	n/a	-7.3	-50.2	n/a	n/a	5.0
Year-to-date 2017	2,446	722	512	0	408	1,875	32	676	6,671
Year-to-date 2016	1,793	472	126	0	477	1,929	0	154	4,951
% Change	36.4	53.0	**	n/a	-14.5	-2.8	n/a	**	34.7
UNDER CONSTRUCTION									
July 2017	2,526	786	575	0	586	5,003	49	993	10,518
July 2016	2,052	648	156	1	964	4,996	1	2,336	11,154
% Change	23.1	21.3	**	-100.0	-39.2	0.1	**	-57.5	-5.7
COMPLETIONS									
July 2017	381	88	32	0	58	70	8	24	661
July 2016	280	74	21	0	114	443	4	79	1,015
% Change	36.1	18.9	52.4	n/a	-49.1	-84.2	100.0	-69.6	-34.9
Year-to-date 2017	2,121	590	247	1	482	1,687	24	830	5,982
Year-to-date 2016	2,102	546	181	1	798	2,543	51	1,345	7,567
% Change	0.9	8.1	36.5	0.0	-39.6	-33.7	-52.9	-38.3	-20.9
COMPLETED & NOT ABSORBED									
July 2017	418	153	34	0	144	1,044	n/a	n/a	1,793
July 2016	325	112	15	0	112	524	n/a	n/a	1,088
% Change	28.6	36.6	126.7	n/a	28.6	99.2	n/a	n/a	64.8
ABSORBED									
July 2017	402	102	18	0	49	175	n/a	n/a	746
July 2016	314	100	23	0	95	404	n/a	n/a	936
% Change	28.0	2.0	-21.7	n/a	-48.4	-56.7	n/a	n/a	-96.8
Year-to-date 2017	2,085	584	207	1	489	1,418	n/a	n/a	4,784
Year-to-date 2016	2,135	556	167	1	756	2,213	n/a	n/a	5,828
% Change	-2.3	5.0	24.0	0.0	-35.3	-35.9	n/a	n/a	-17.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
July 2017	309	122	61	0	30	303	0	100	925
July 2016	219	44	10	0	30	633	0	0	936
Airdrie									
July 2017	55	16	0	0	0	12	14	0	97
July 2016	60	18	0	0	0	0	0	0	78
Beiseker									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
July 2017	9	2	0	0	0	0	0	0	11
July 2016	3	0	0	0	11	0	0	0	14
Cochrane									
July 2017	27	20	24	0	8	0	0	0	79
July 2016	22	14	0	0	0	0	0	0	36
Crossfield									
July 2017	6	0	0	0	0	0	0	0	6
July 2016	9	2	0	0	0	0	0	0	11
Irricana									
July 2017	1	0	0	0	0	0	0	0	1
July 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
July 2017	23	4	0	0	0	0	0	0	27
July 2016	14	2	0	0	0	0	0	0	16
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
July 2017	430	164	85	0	38	315	14	100	1,146
July 2016	327	80	10	0	41	633	0	0	1,091

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
July 2017	1,867	626	473	0	379	4,944	20	906	9,215
July 2016	1,459	474	134	1	556	4,877	1	2,177	9,679
Airdrie									
July 2017	262	80	51	0	85	32	29	0	539
July 2016	213	100	18	0	229	119	0	159	838
Balzac									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	2	0	0	0	0	0	0	0	2
Chestermere Lake									
July 2017	77	12	0	0	0	0	0	0	89
July 2016	60	2	0	0	27	0	0	0	89
Cochrane									
July 2017	117	56	51	0	122	27	0	87	460
July 2016	120	56	0	0	152	0	0	0	328
Crossfield									
July 2017	41	0	0	0	0	0	0	0	41
July 2016	35	6	4	0	0	0	0	0	45
Irricana									
July 2017	2	0	0	0	0	0	0	0	2
July 2016	0	2	0	0	0	0	0	0	2
Rocky View County									
July 2017	160	12	0	0	0	0	0	0	172
July 2016	163	8	0	0	0	0	0	0	171
Tsuu T'ina First Nation									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
July 2017	2,526	786	575	0	586	5,003	49	993	10,518
July 2016	2,052	648	156	1	964	4,996	1	2,336	11,154

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
July 2017	242	52	21	0	30	70	8	24	447
July 2016	174	50	7	0	57	431	0	79	798
Airdrie									
July 2017	50	18	0	0	20	0	0	0	88
July 2016	53	4	14	0	37	12	0	0	120
Beiseker									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	17	0	0	0	0	0	0	0	17
Cochrane									
July 2017	60	18	11	0	8	0	0	0	97
July 2016	22	8	0	0	20	0	4	0	54
Crossfield									
July 2017	6	0	0	0	0	0	0	0	6
July 2016	2	2	0	0	0	0	0	0	4
Irricana									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
July 2017	23	0	0	0	0	0	0	0	23
July 2016	12	10	0	0	0	0	0	0	22
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
July 2017	381	88	32	0	58	70	8	24	661
July 2016	280	74	21	0	114	443	4	79	1,015

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
July 2017	283	110	10	0	105	1,027	n/a	n/a	1,535
July 2016	220	82	14	0	77	472	n/a	n/a	865
Airdrie									
July 2017	48	25	14	0	23	13	n/a	n/a	123
July 2016	40	17	1	0	19	47	n/a	n/a	124
Beiseker									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
July 2017	14	5	0	0	0	0	n/a	n/a	19
July 2016	15	1	0	0	5	0	n/a	n/a	21
Cochrane									
July 2017	27	8	10	0	16	4	n/a	n/a	65
July 2016	27	12	0	0	11	5	n/a	n/a	55
Crossfield									
July 2017	13	0	0	0	0	0	n/a	n/a	13
July 2016	3	0	0	0	0	0	n/a	n/a	3
Irricana									
July 2017	0	2	0	0	0	0	n/a	n/a	2
July 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
July 2017	33	3	0	0	0	0	n/a	n/a	36
July 2016	20	0	0	0	0	0	n/a	n/a	20
First Nations									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
July 2017	418	153	34	0	144	1,044	n/a	n/a	1,793
July 2016	325	112	15	0	112	524	n/a	n/a	1,088

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
July 2017	253	61	5	0	33	174	n/a	n/a	526
July 2016	208	74	9	0	53	389	n/a	n/a	733
Airdrie									
July 2017	56	19	1	0	11	1	n/a	n/a	88
July 2016	53	4	14	0	24	14	n/a	n/a	109
Beiseker									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	17	0	0	0	1	0	n/a	n/a	18
Cochrane									
July 2017	66	22	12	0	5	0	n/a	n/a	105
July 2016	23	10	0	0	17	1	n/a	n/a	51
Crossfield									
July 2017	5	0	0	0	0	0	n/a	n/a	5
July 2016	1	2	0	0	0	0	n/a	n/a	3
Irricana									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
July 2017	22	0	0	0	0	0	n/a	n/a	22
July 2016	12	10	0	0	0	0	n/a	n/a	22
First Nations									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
July 2017	402	102	18	0	49	175	n/a	n/a	746
July 2016	314	100	23	0	95	404	n/a	n/a	936

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Calgary City	309	219	122	44	91	36	403	637	925	936	-1.2
Airdrie	55	60	16	18	14	0	12	0	97	78	24.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	9	3	2	0	0	11	0	0	11	14	-21.4
Cochrane	27	22	22	14	30	0	0	0	79	36	119.4
Crossfield	6	9	0	2	0	0	0	0	6	11	-45.5
Irricana	1	0	0	0	0	0	0	0	1	0	n/a
Rocky View County	23	14	4	2	0	0	0	0	27	16	68.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	430	327	166	80	135	47	415	637	1,146	1,091	5.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	1,793	1,287	542	320	732	416	2,436	2,031	5,503	4,054	35.7
Airdrie	286	214	98	98	109	127	12	56	505	495	2.0
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	70	44	12	0	0	33	0	0	82	77	6.5
Cochrane	149	134	76	42	99	21	103	0	427	197	116.8
Crossfield	49	37	0	6	0	0	0	0	49	43	14.0
Irricana	2	0	0	2	0	0	0	0	2	2	0.0
Rocky View County	97	76	6	6	0	0	0	0	103	82	25.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,446	1,793	734	474	940	597	2,551	2,087	6,671	4,951	34.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Calgary City	91	36	0	0	303	637	100	0
Airdrie	0	0	14	0	12	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	11	0	0	0	0	0	0
Cochrane	30	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	121	47	14	0	315	637	100	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	720	416	12	0	1,847	1,877	589	154
Airdrie	89	127	20	0	12	56	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	33	0	0	0	0	0	0
Cochrane	99	21	0	0	16	0	87	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	908	597	32	0	1,875	1,933	676	154

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Calgary City	492	273	333	663	100	0	925	936
Airdrie	71	78	12	0	14	0	97	78
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	3	0	11	0	0	11	14
Cochrane	71	36	8	0	0	0	79	36
Crossfield	6	11	0	0	0	0	6	11
Irricana	1	0	0	0	0	0	1	0
Rocky View County	27	16	0	0	0	0	27	16
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	679	417	353	674	114	0	1,146	1,091

Table 2.5: Starts by Submarket and by Intended Market January - July 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	2,745	1,705	2,157	2,195	601	154	5,503	4,054
Airdrie	427	338	58	157	20	0	505	495
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	82	44	0	33	0	0	82	77
Cochrane	272	176	68	21	87	0	427	197
Crossfield	49	43	0	0	0	0	49	43
Irricana	2	2	0	0	0	0	2	2
Rocky View County	103	82	0	0	0	0	103	82
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,680	2,391	2,283	2,406	708	154	6,671	4,951

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Calgary City	242	174	58	52	53	60	94	512	447	798	-44.0
Airdrie	50	53	18	4	20	51	0	12	88	120	-26.7
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	0	17	0	0	0	0	0	0	0	17	-100.0
Cochrane	60	22	18	8	19	24	0	0	97	54	79.6
Crossfield	6	2	0	2	0	0	0	0	6	4	50.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	23	12	0	10	0	0	0	0	23	22	4.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	381	280	94	76	92	135	94	524	661	1,015	-34.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	1,463	1,469	422	452	418	619	2,461	3,502	4,764	6,042	-21.2
Airdrie	293	284	94	44	182	215	56	308	625	851	-26.6
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	46	95	4	4	60	6	0	0	110	105	4.8
Cochrane	156	140	70	58	69	163	5	80	300	441	-32.0
Crossfield	35	10	6	2	0	0	0	0	41	12	**
Irricana	0	2	2	0	0	0	0	0	2	2	0.0
Rocky View County	130	103	10	10	0	0	0	0	140	113	23.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,123	2,104	608	570	729	1,003	2,522	3,890	5,982	7,567	-20.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Calgary City	45	60	8	0	70	433	24	79
Airdrie	20	51	0	0	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	19	20	0	4	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	84	131	8	4	70	445	24	79

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	406	607	12	12	1,631	2,299	830	1,203
Airdrie	173	215	9	0	56	166	0	142
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	60	6	0	0	0	0	0	0
Cochrane	69	127	0	36	5	80	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	708	955	21	48	1,692	2,545	830	1,345

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Calgary City	315	231	100	488	32	79	447	798
Airdrie	68	71	20	49	0	0	88	120
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	17	0	0	0	0	0	17
Cochrane	89	30	8	20	0	4	97	54
Crossfield	6	4	0	0	0	0	6	4
Irricana	0	0	0	0	0	0	0	0
Rocky View County	23	22	0	0	0	0	23	22
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	501	375	128	557	32	83	661	1,015

Table 3.5: Completions by Submarket and by Intended Market January - July 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	1,965	1,990	1,954	2,834	845	1,218	4,764	6,042
Airdrie	486	414	130	295	9	142	625	851
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	50	99	60	6	0	0	110	105
Cochrane	274	198	26	207	0	36	300	441
Crossfield	41	12	0	0	0	0	41	12
Irricana	2	2	0	0	0	0	2	2
Rocky View County	140	113	0	0	0	0	140	113
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,958	2,829	2,170	3,342	854	1,396	5,982	7,567

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
July 2017	99	39.1	82	32.4	21	8.3	18	7.1	33	13.0	253	570,000	660,003
July 2016	89	43.2	50	24.3	19	9.2	11	5.3	37	18.0	206	562,500	704,319
Year-to-date 2017	556	38.2	398	27.3	168	11.5	68	4.7	267	18.3	1,457	580,000	702,214
Year-to-date 2016	619	41.3	365	24.4	142	9.5	72	4.8	300	20.0	1,498	575,000	741,384
Airdrie													
July 2017	40	71.4	11	19.6	3	5.4	1	1.8	1	1.8	56	500,000	515,812
July 2016	41	77.4	8	15.1	2	3.8	0	0.0	2	3.8	53	470,000	507,621
Year-to-date 2017	215	77.9	39	14.1	13	4.7	2	0.7	7	2.5	276	485,000	506,907
Year-to-date 2016	190	66.4	58	20.3	15	5.2	9	3.1	14	4.9	286	500,000	544,920
Beiseker													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	5	29.4	4	23.5	5	29.4	2	11.8	1	5.9	17	640,000	611,859
Year-to-date 2017	4	9.1	15	34.1	12	27.3	5	11.4	8	18.2	44	-	744,194
Year-to-date 2016	18	19.4	24	25.8	16	17.2	17	18.3	18	19.4	93	645,000	685,252
Cochrane													
July 2017	57	86.4	5	7.6	2	3.0	1	1.5	1	1.5	66	462,500	480,006
July 2016	20	87.0	1	4.3	1	4.3	1	4.3	0	0.0	23	435,000	460,397
Year-to-date 2017	127	81.9	15	9.7	6	3.9	4	2.6	3	1.9	155	460,000	478,560
Year-to-date 2016	111	78.2	12	8.5	4	2.8	9	6.3	6	4.2	142	465,000	508,379
Crossfield													
July 2017	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	395,980
July 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	32	100.0	0	0.0	0	0.0	0	0.0	0	0.0	32	-	406,882
Year-to-date 2016	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	-	-
Irricana													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Rocky View County													
July 2017	1	5.6	2	11.1	2	11.1	4	22.2	9	50.0	18	-	1,060,505
July 2016	3	25.0	0	0.0	2	16.7	1	8.3	6	50.0	12	-	-
Year-to-date 2017	20	19.2	8	7.7	9	8.7	18	17.3	49	47.1	104	850,000	999,660
Year-to-date 2016	18	17.5	4	3.9	5	4.9	7	6.8	69	67.0	103	995,000	1,160,872
First Nations													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
July 2017	202	50.8	100	25.1	28	7.0	24	6.0	44	11.1	398	547,500	624,662
July 2016	159	51.0	63	20.2	29	9.3	15	4.8	46	14.7	312	550,000	662,664
Year-to-date 2017	954	46.1	475	23.0	208	10.1	97	4.7	334	16.2	2,068	565,000	670,283
Year-to-date 2016	964	45.2	465	21.8	182	8.5	114	5.3	407	19.1	2,132	560,000	716,377

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2017						
Submarket	July 2017	July 2016	% Change	YTD 2017	YTD 2016	% Change
Calgary City	660,003	704,319	-6.3	702,214	741,384	-5.3
Airdrie	515,812	507,621	1.6	506,907	544,920	-7.0
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	611,859	n/a	744,194	685,252	8.6
Cochrane	480,006	460,397	4.3	478,560	508,379	-5.9
Crossfield	395,980	-	n/a	406,882	-	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,060,505	-	n/a	999,660	1,160,872	-13.9
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	624,662	662,664	-5.7	670,283	716,377	-6.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

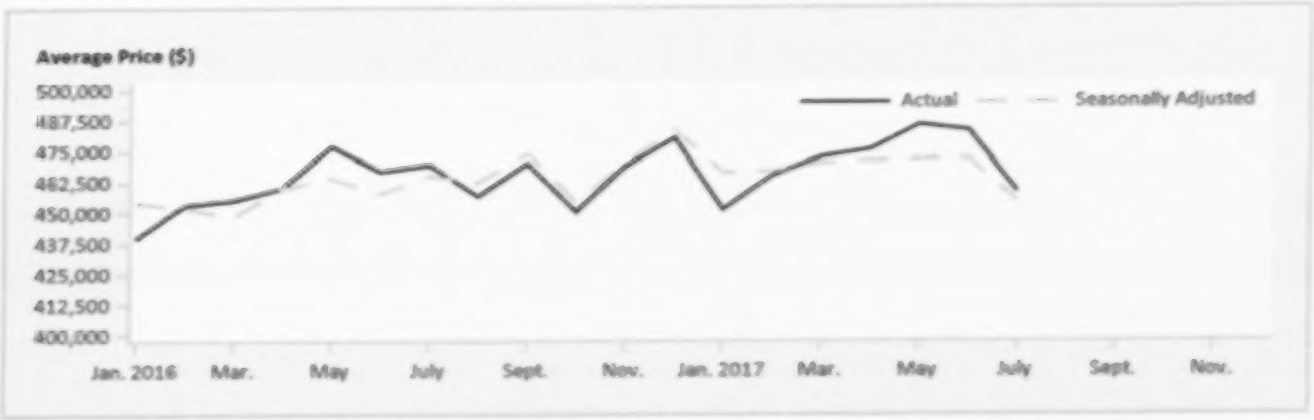


Figure 5.2: MLS® Residential Sales for Calgary

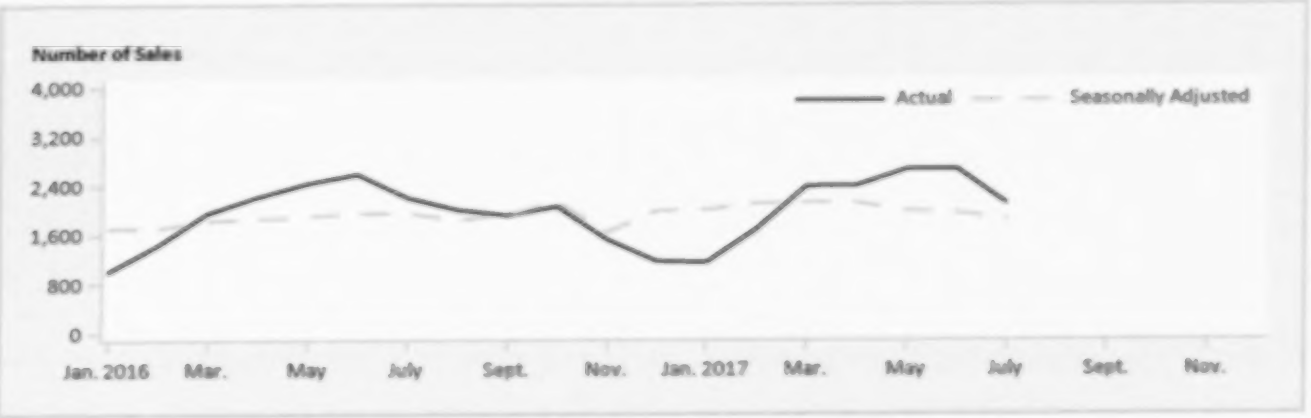


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2017

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.7	134.3	798	7.6	72.3	1,124
	February	561	3.14	4.64	100.2	134.4	798	8.5	73.0	1,124
	March	561	3.14	4.64	100.2	135.5	802	8.9	73.6	1,141
	April	561	3.14	4.64	100.2	135.5	803	8.8	73.4	1,153
	May	561	3.14	4.64	100.4	135.9	801	8.6	72.9	1,162
	June	561	3.14	4.64	99.8	136.6	795	8.8	72.5	1,154
	July	567	3.14	4.74	99.9	135.9	796	9.0	72.6	1,147
	August	567	3.14	4.74	99.9	136.3	798	9.3	72.9	1,137
	September	561	3.14	4.64	99.6	135.7	802	9.6	73.5	1,135
	October	561	3.14	4.64	99.5	136.3	805	10.1	74.1	1,126
	November	561	3.14	4.64	99.8	135.4	810	10.2	74.6	1,127
	December	561	3.14	4.64	100.0	135.3	816	10.1	75.0	1,134
2017	January	561	3.14	4.64	99.9	137.4	818	9.8	74.9	1,134
	February	561	3.14	4.64	99.7	137.2	819	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.3	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	823	9.3	74.6	1,162
	May	561	3.14	4.64	99.5	137.8	828	9.3	75.0	1,155
	June	561	3.14	4.64	99.5	137.5	834	8.9	75.0	1,142
	July	573	3.14	4.84		137.7	838	8.5	74.9	1,135
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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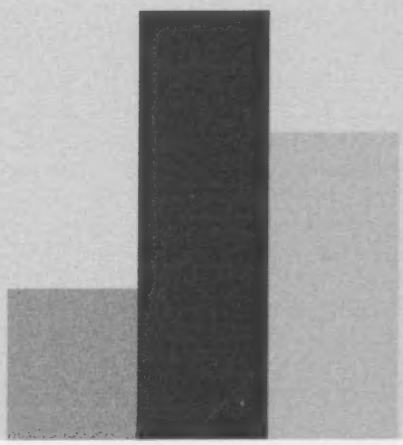

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